

**PLANNING BOARD MINUTES
OCTOBER 14, 1998**

ROLL CALL:

David Dubay-Chairman-Present
Bernie Rouillard-Vice Chairman-Present
Jack Gattinella-Secretary-Present
Wayne Morris-Regular Member-Present
Russell Wilder-Regular Member-Present
Annette Stoller-Regular Member-Present
Walter Kolodziej-Alternate-Present
Keith Goldstein-Alternate-Present
Margaret Crisler-Selectman-Present
Galen Stearns-Selectmen's Alternate-Present

BUSINESS: Mr. Rouillard motioned to accept, as written, the minutes of September 16, 1998 and Mr. Wilder seconded. Passed 5-0 (M. Crisler, A. Stoller abstained). Mr. Morris motioned to accept, as written, the minutes of September 23, 1998 and Mrs. Crisler seconded. Passed 6-0 (A. Stoller abstained).

CORRESPONDENCE: Letter received from Edward N. Herbert Assocs., Inc. requesting a postponement of the Hts. Of West Windham Subdivision, scheduled for October 21, 1998. Mrs. Crisler motioned to continue the public hearing of the subdivision, first on the agenda, at Town Hall with the abutters notified at the applicant's expense. Mrs. Stoller seconded and passed 7-0.

Longmeadow Road: Mrs. Crisler motioned to release \$12,634.01 to Dean Smith and Mr. Morris seconded. Passed 7-0.

Candlewood Road: Mrs. Crisler motioned to release \$6,008.00 to Dean Smith and retain \$22,252.00 and Mr. Morris seconded. Passed 7-0.

Coventry Road: Mrs. Crisler motioned to release \$27,022.00 to JRV Homes, Inc. and retain \$25,586.00 and Mr. Morris seconded. Passed 7-0.

Cochran Farm Road: Mrs. Crisler motioned to release \$9,324.00 to Ron Coish and retain \$8,676.00 and Mr. Rouillard seconded. Passed 7-0.

Newfound Road: Mrs. Crisler motioned to release \$52,492.80 to Ron Coish and retain \$9,271.20 and Mr. Rouillard seconded. Passed 7-0.

Copy of an objection to a motion to permit live testimony on the Star Vector Corporation vs. Town of Windham.

The following notices were received:

1. Access Management workshop, October 28, 1998;
2. Zoning Ordinance amendment schedule;
3. Fall Conference, November 14, 1998;
4. Availability of grant monies through Rockingham Planing Commission;
5. Source water assessment program, public hearings November 19th and 23rd, 1998;
6. Air quality, transportation, and land use, October 15, 1998;
7. Open house for RPC, October 14, 1998;
8. UNH Cooperative Extension programs;
9. Appointments to the Planning Board;
10. Inherit New Hampshire regarding a tour of the Cornish Colony;
11. New Stormwater Technologies, speaker Jim Spaulding, October 22, 1998, 7:30 P.M., at the Planning & Development Offices;
12. Letter regarding the sign at the Windham Towne Shoppes;
13. Order form for New Hampshire Land Use Regulations, 1999 edition;
14. Notice of a workshop in the Town of Derry, Growth Ordinance;
15. Executive summary of the regional transportation plan;
16. Publications, Town and City, NH Planners Association, and State Planning News.

Quality Storage Site Plan Bond: Mr. Gattinella motioned to accept a bond figure of \$4,728.00 for the completion of the site and Mr. Morris seconded. Passed 7-0.

Mr. Stearns announced the next meeting of the CIP Committee will be October 20, 1998, 7:00 P.M., at the SAU Building.

RADIAL PROPERTIES SUBDIVISION (11-A-161) - PUBLIC DISCUSSION

Mr. Turner presented the proposed 4 lot subdivision of 11-A-161, 8 Ledge Road, which would include construction of a cul-de-sac. Discussion followed on the coordination of a traffic study with other developments proposed on Ledge Road, a traffic light, stacking room for trucks, and drainage problems on Ledge Road which should have a coordinated effort to resolve. The proposed lots meet the lot size requirements and are zoned Limited Industrial. Mrs. Crisler expressed concerns with the access to Route 111 and suggested a meeting be held with NH DOT to address the traffic in this area. Mr. Turner will contact Pam Mitchell, of NH DOT, to ask for assistance from the state traffic planners.

Mrs. Crisler's concerns included the current condition of Ledge Road and suggested the plan be sent to the town road agent, Mr. Devlin, to ask his input on the impact of development to this road. Mr. Gattinella and Mr. Wilder questioned the intended use and requested an idea of the tenants at the next hearing on the subdivision. The Board suggested a combining of efforts on the area developers to limit cuts on Route 111, traffic studies, and solving the drainage problems on Ledge Road. Mr. Turner explained the need to check the culvert in the area and discussed the methods of drainage that would work in this area. Mr. Morris questioned procedures for off-site improvement bonds. Mr. Turner explained the procedures. The Board commented on the methods of choosing a traffic engineer and the possibility of hiring a traffic engineer to review the traffic study. This topic will be discussed

at a future workshop.

Mr. Mark Gross, of MHF Design Consultants, Inc., discussed the proposal and stated they have spoken with adjacent property owners concerning the drainage problem on Ledge Road and the traffic study. He suggested a shared cost of off-site improvements.

The Board consensus was to send the plans to the Police and Fire Departments, Conservation Commission, Road Agent and the Historic District Commission when they are substantially completed. The drainage plans will be reviewed by the Rockingham Conservation Commission District. The traffic study should take into account the traffic speed on Route 111.

COLUNTUONE SITE PLAN (11-A-200) - PUBLIC DISCUSSION

Mr. Turner presented the proposal for a car wash on Ledge Road opposite the Recycling Center. The project would be 3,700 sq. ft. and the catch basin on the opposite side of the road to the site may need extending. Mr. Dubay read the previous minutes (on file). Mr. Turner reminded the Board this project will require design review, including the proposed signage. The applicant has submitted detailed reports on the operation.

Mr. Mark Gross, of MHF Design Consultants, Inc., reviewed the process of recycling water and detergents. An expert will attend the public hearing to answer questions in this area. Mr. Morris requested copies of the detail report be given to all Board members. A note should be placed on the plan to schedule maintenance.

Mr. Rouillard discussed the methods to be used for drainage and Mr. Wilder expressed concern with the runoff of phosphates. Mr. Gross stated the manufacturer will attend the public hearing to address these concerns. Mr. Wilder reviewed the design review items the Board will need and the details of the signage in color. Mrs. Stoller expressed concerns with the dripping and suggested heating coils under the driveway surface to eliminate icing. Mr. Rouillard requested a color board of external materials. Mrs. Stoller discussed the size of the vehicles that would be allowed. The vehicles will be standard sized. Mr. Rouillard motioned to send the plans to the Conservation Commission, Fire and Police Departments, the Road Agent, the Historic District Commission and Mr. Wayne Bailey, of the Transfer Station. The applicant will provide a traffic study and the drainage plans will be reviewed by the RCCD at the applicants expense. Mrs. Crisler seconded and passed 7-0.

LEDGE ROAD SUBDIVISION (11-A-200) - PUBLIC HEARING

Mr. Turner reported the application met the requirements for public hearing. Mrs. Crisler motioned to accept for consideration and Mr. Rouillard seconded. Passed 7-0. Mr. Dubay read the comments from the Conservation Commission, Historic District Commission, the Fire Department and Police Department (on file). Mr. Turner reviewed the proposed two (2) lot subdivision located on Ledge Road with frontage on Haverhill Road. The new lot will be 11-A-240 and a new road to be named Lexington Road ending with a hammerhead. The extension of the road would serve the back lot and would require building or bonding. There

are no plans for the residual of 79+ acres and there is a possibility of connecting to Ledge Road. Mr. Turner recommended a hammerhead for this particular site. Discussion followed on the extension of the road and the problems created. The back lot needs a hammerhead to meet the frontage requirements.

Mr. Dubay read the comments from the Conservation Commission, Police and Fire Departments, and the Historic District Commission (on file). Mr. Gattinella questioned the Fire Department requirement of a cistern. Mr. Turner commented the water tankers only carry a limited supply and Mr. Dubay requested a copy of Chief Lipe's map showing town water supplies. Mr. Gross will discuss a joint effort with other landowners on Ledge Road in supplying water for fire fighting. Mrs. Crisler motioned to approve subject to the setting or bonding of the bounds and the building or bonding of the road. A note should be placed on the plan according to 601.18 of the subdivision regulations. Mr. Rouillard seconded. Passed 7-0.

WINDHAM TERRACE SITE PLAN (11-C-1101) - PUBLIC DISCUSSION

Mr. Turner reviewed the proposed assisted living facility for 3 Church Street. The facility would contain 72 living units in one building. The property has received a variance to allow the facility in this zone. The parcel has three zones. The building and parking will be constructed outside the W.W.P.D. but require a special permit for the driveway. Mr. Turner considered this a good buffer from the commercial uses on Route 111 to the residential area on Newfound Road. The parcel is 13.3 acres and will require design review.

Mr. Karl Dubay, of T F Moran, reviewed the proposal. Mr. Rouillard requested an updated soils mapping. Mr. Dubay will reference recent soils mapping and have the engineer re-stamp the plans. Mr. Heaton, the developer, reviewed the assisted living infrastructure i.e., employees, housekeeping, laundry, ride to shopping and doctors. The facility is not a nursing home as the occupants would be independent.

Mrs. Stoller questioned the number of employees and parking. Mr. Heaton stated 98% of the residents do not own automobiles and maximum employees on a shift would be 15. There will be 40 parking spaces provided. Mrs. Crisler questioned security. The facility is locked at night and has a front desk attendant. Mr. Gattinella questioned the impact on the Fire Department, i.e. ambulances. Mr. Heaton replied approximately two to three calls per month. Mrs. Stoller questioned unit size. The plans would allow for one and two room units.

Mr. Morris addressed the buffer and requested screening and lighting plans. Mr. Wilder addressed the trail system along the brook and requested the applicant consult with the Historic District Commission regarding the dam. Mr. Dubay assured the Board no work would be done in that area and the applicant will work closely with the church. The building will have a sprinkler system. Mrs. Crisler question traffic and Mr. Heaton assured the Board holidays were peak times. Karen Miller, of the Presbyterian Church, expressed support for the development. Mr. Turner will send to the various agencies for comment when a substantial plan is received.

BEAUTAGE SITE PLAN (18-L-300) - PUBLIC DISCUSSION

This site is located at 59 Range Road at the intersection of Route 111 and Route 111A. The site is zoned Business Commercial A and has a 250' buffer from the residential area behind the site. This parcel is included in the GA1 district. Discussion followed on the state plans for Route 111 and Route 111A. The engineer, Mr. Karl Dubay, will discuss the concept of a four-way intersection. NH DOT will review with input from Mr. Turner. The rear portion of the site could have potential for athletic fields.

Mr. Wilder discussed drainage in the GA1 area. Mr. Turner reported the Town of Salem enforces the GA1 restrictions within the line. This project will be designated regional impact when the Board is in receipt of a complete application. Mr. Rouillard discussed the type of storm water treatment and the build out of the site. Mr. Karl Dubay discussed the buffer zone which is now a golf course. Mr. Wilder requested the developer consider growing in the back area to buffer the residential area in the rear, traffic patterns should dovetail with the states Route 111 plans and a traffic study to take into effect the traffic now and when Route 111 is redesigned by the state. An air quality study will also be required. Mr. Rouillard requested information on the acoustics of the equipment. Mr. Wilder requested the potential names of the tenants at the next meeting. Discussion followed on the lack of adequate water in the area.

Mr. Ron Grelle, of Woodvue Road expressed concerns with the water, septic design, and salting of the area roads. Donna Morgan questioned the status of a project declared a regional impact. Mr. Turner explained the process. Betty Dunn spoke of the advisory committee between Salem and Windham dealing with the Route 111 by pass.

Mr. Turner reiterated the studies needed to include noise, air quality, traffic with build out and including Route 111 by pass to be computer generated pre and post from Route 93 to Route 28, new storm water technologies, water supply, impact study on municipal services. This project will require design review with a colors and textures board. Mr. Morris discussed lighting pollution and the long and short term effect to Canobie Lake. Mr. Turner will inform the Town of Salem of the impending development.

NEW BUSINESS: Mr. Turner discussed zoning amendments for next town meeting. Mr. Turner is in the process of putting together a conceptual of the Village Center District.

Mr. Wilder discussed the CIP Committee and motioned to direct the committee to complete their work on the 1999-2005 Capital Improvements Plan and submit the committee's final recommendations to the Chairman of the Planning Board no later than Wednesday, January 13, 1999. Mr. Gattinella seconded and passed 7-0.

Mr. Dubay will send a letter informing the CIP Committee of the need for the minutes of their meetings, fixing a schedule of meetings and notification to be posted at the Planning & Development Office.

Meeting adjourned 12:15 A.M.

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